BROWNFIELDS

FROM NIGHTMARES TO OPPORTUNITIES

Friday, August 14th, 2026

COMMUNITY PLANNING

Providing urban and regional planning expertise, supporting partner communities through comprehensive planning, community engagement, and resilience planning initiatives.

ECONOMIC DEVELOPMENT

Driving regional economic growth, investment, and economic resilience through strategic initiatives, collaborations, and partnerships.

EMERGENCY MANAGEMENT

Collaborating with first responders and government agencies to prepare communities and refine inter-agency workflows for effective hazard response.

EAST CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

EST.1962

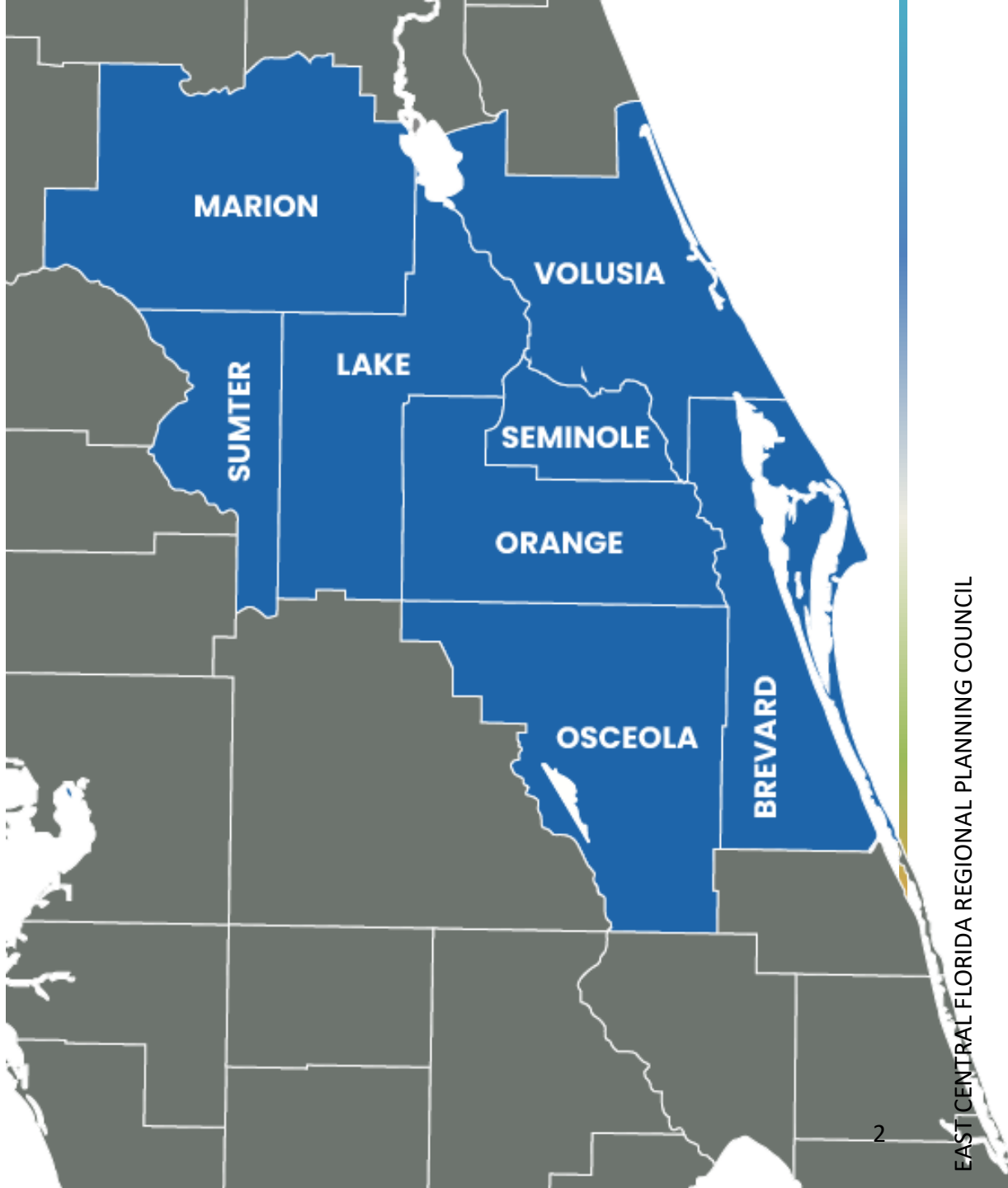
GIS

Providing technical Geographic Information Systems expertise, data analysis, and mapping services to support regional planning and community needs.

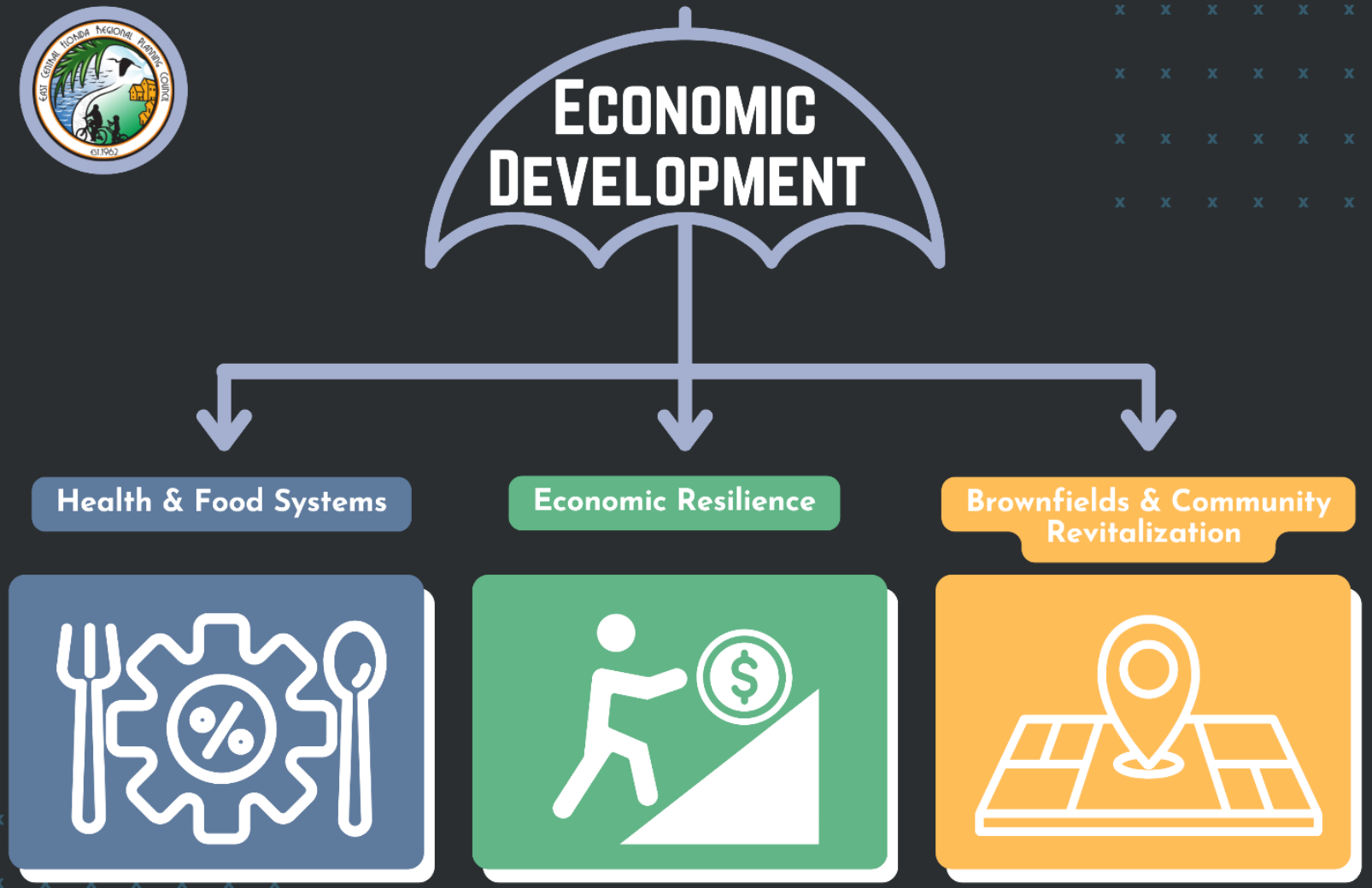
RESILIENCE

Helping communities prepare for and adapt to natural hazards and long-term challenges through vulnerability assessments and the development of resilience strategies.

www.ECFRPC.org



ABOUT ECONOMIC DEVELOPMENT



BROWNFIELDS PROGRAM

- Started in FY 2021-2022
- Attracted $2.2 million in Federal Funding and Technical Assistance
- Impacted 45+ Properties Across Region

RESILIENT CORRIDORS COALITION

CITY OF APOPKA FLORIDA

CITY OF KISSIMMEE 1883

The City of Palm Bay Florida

What is a Brownfield?

- Abandoned Commercial or Industrial Property Where Future Use is Affected by Real or Perceived Contamination

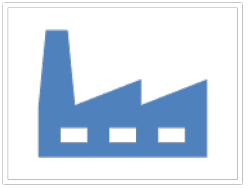
- Cleaning Up and Reinvesting in These Properties Increases Local Tax Bases, Facilitates Job Growth, and Protects the Community

Gas Stations

Medical Facilities

Dry Cleaners

Auto Repair Shops


Old Factories

Old Landfills

Golf Courses

Brownfield Examples

MYTH vs. FACT

MYTH

Brownfield sites are all large, former industrial or manufacturing sites

FACT:

While some brownfield sites are large former industrial sites, most of the estimated 500,000-1 million brownfield sites nationwide are small properties

MYTH

A site must be contaminated to be considered a brownfield

FACT:

Perception can be just as great a barrier to redevelopment as actual contamination

One-third of the brownfield sites assessed with EPA brownfield funding have turned out to be free from significant contamination

MYTH

Superfund sites are brownfields or brownfields are Superfund sites

FACT:

Under the statutory definition, brownfields do NOT include Superfund sites on the National Priorities List (NPL)

MYTH

Brownfields are an "environment-only" issue, or an EPA-only problem

FACT:

Brownfield problems almost always involve much broader community issues, including:

- **economic/job creation**
- **neighborhood revitalization**
- **crime**

Assessment Grant Services

- Zero Match
- Could Be Used Public and Private Land
- Phase I Environmental Site Assessments (ESA)
- Phase II ESAs
- UST Removals
- Asbestos Inspections
- Cost Estimates for Cleanup

Program Differences

Features	Florida Brownfields Program	EPA Brownfields Program
Eligible Applicants	• Local governments • Community redevelopment agencies • Non-profit organizations	• State, local, and tribal governments • Quasi-governmental entities • Non-profit organizations • Some private entities (limited circumstances)
Application Process	• Rolling applications through Florida DEP • Brownfield Site Rehabilitation Agreement (BSRA) required • Local government resolution needed	• Annual competitive grant cycles • More extensive application requirements • National competition for limited funds
Tax & Financial Incentives	• Voluntary Cleanup Tax Credit • Job creation bonus refunds • Sales tax exemption on building materials	• No direct tax incentives • Revolving Loan Fund grants available • Technical assistance programs

Brownfields Case Studies

Site	City	Previous Use	Acres	Contaminants Found?	Cost
Gator Growers	**Apopka**	Former Nursery with greenhouses	**20.13**	• Pesticide-Dieldrin (soil) • Arsenic (soil) • Benzo[b]fluoranthene and indenol [1,2,3-cd]pyrene (soil) • Dichlorobromomethane (groundwater)	**$88,592.00**
35 W Station Street	**Apopka**	Vacant lot. Historical uses include church and preschool	**1.04**	• RECs in connection with nearby uses such as automotive repair, laundry and drycleaner facilities	**$61,684.00**
DLAH Holdings Property	**Longwood**	Residential home converted to commercial	**1.1**	• Hydrocarbon (Benzo(a)pyrene) [carcinogen]	**$36,820.17**
K-mart Plaza	**Kissimmee**	Vacant Commercial Plaza	**22**	• RECs were connected to former automobile repair facility in the K-mart • Property was cleared for redevelopment	**$110,519**

Gator Growers

27 Binion Road, Apopka

- **20.13 Acres**

- Previously a nursery considered for purchase by the City, prompting environmental due diligence.

Gator Growers

1

Phase I

(February 23, 2022)

Identified six areas of concern (AOCs)

2

Phase II

(June 17, 2022)

Gator Growers

- Pesticide dieldrin and arsenic exceeded Florida's cleanup target levels
- Other contaminants found above regulatory limits:
  - benzo[b]fluoranthene
  - indenol [1,2,3-cd]pyrene
  - dichlorobromomethane

PHOTOGRAPH 17
View of propane tanks on the north-central portion of the subject property, facing north-northeast.

Gator Growers

- ***Future Usage***: Although more assessment was recommended, the property was sold to a third party and is no longer under consideration by the City

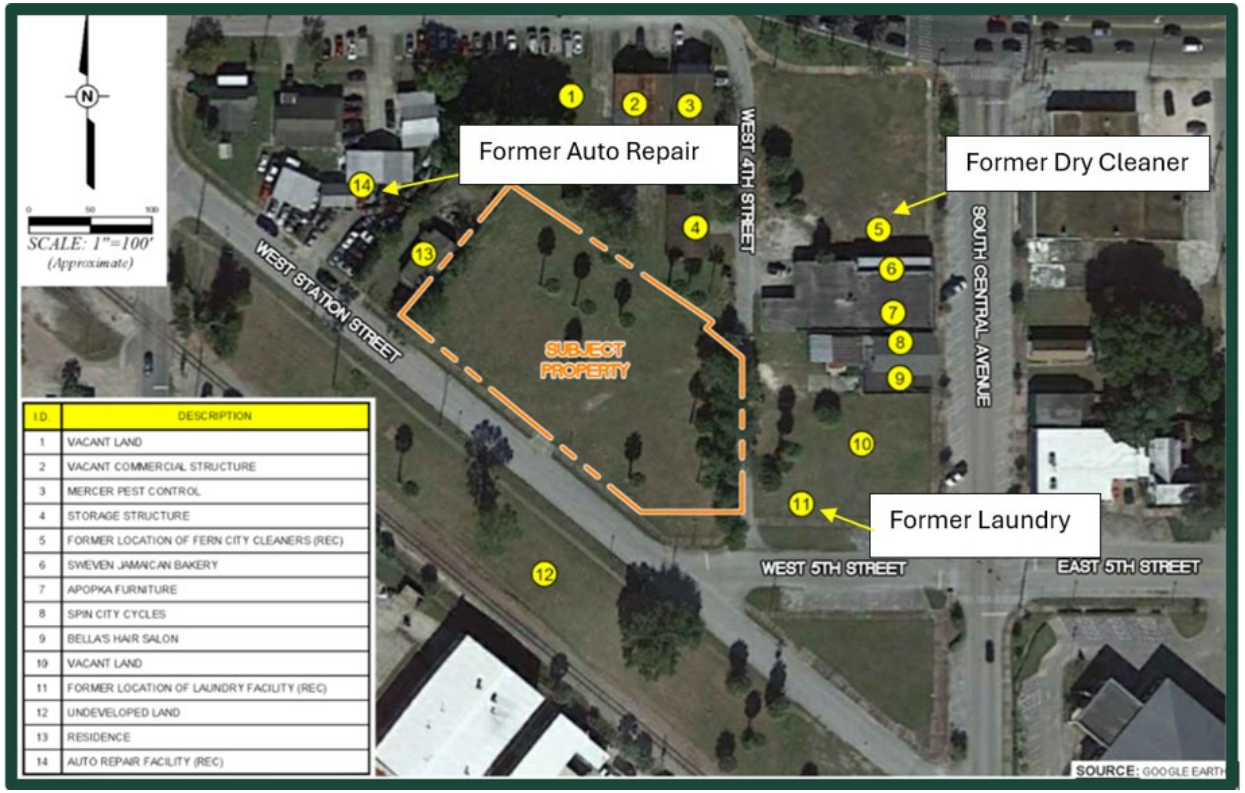
Phase I: $8,000

Phase II: $71,592

Total Cost: $79,592

35 W Station Street

- Priority site for CRA redevelopment
- 1.04 acre-site
- Potentially Impacted by adjoining commercial uses



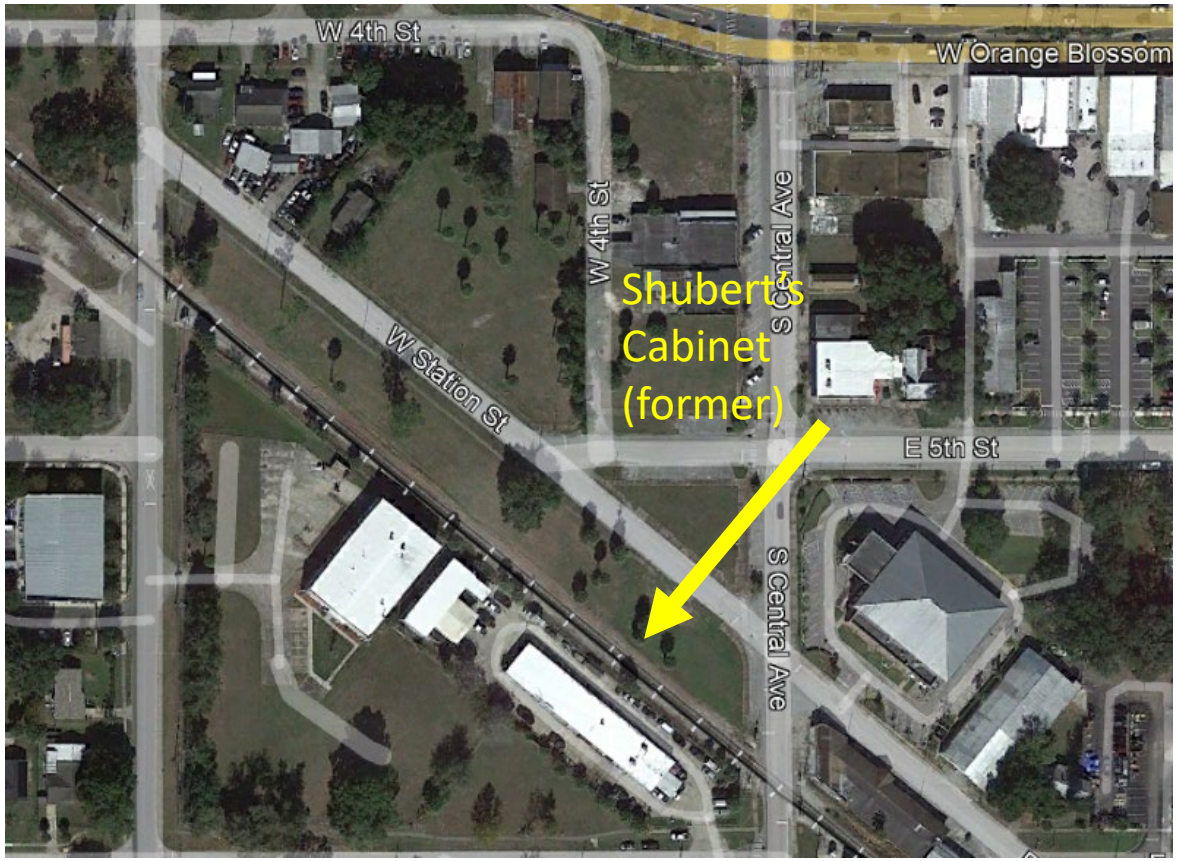
I.D.	DESCRIPTION
1	VACANT LAND
2	VACANT COMMERCIAL STRUCTURE
3	MERCER PEST CONTROL
4	STORAGE STRUCTURE
5	FORMER LOCATION OF FERN CITY CLEANERS (REC)
6	SWEVEN JAMAICAN BAKERY
7	APOPKA FURNITURE
8	SPIN CITY CYCLES
9	BELLA'S HAIR SALON
10	VACANT LAND
11	FORMER LOCATION OF LAUNDRY FACILITY (REC)
12	UNDEVELOPED LAND
13	RESIDENCE
14	AUTO REPAIR FACILITY (REC)

35 W Station Street

1. **Phase I** (March 31, 2022)
2. **Phase II** (August 15, 2022)
3. **SAP** (July 14,2025)
4. **Phase III** (September 17, 2025)

35 W Station Street

- Property cleared by assessments
- Nearby Shubert Cabinet site remains under FDEP/OCEPD Oversight.
- OCEPD extended groundwater monitoring for another year



35 W Station Street

- ***Future Usage***: Working with the City of Apopka to try to move redevelopment forward in light of nearby environmental monitoring

Phase I: $8,000

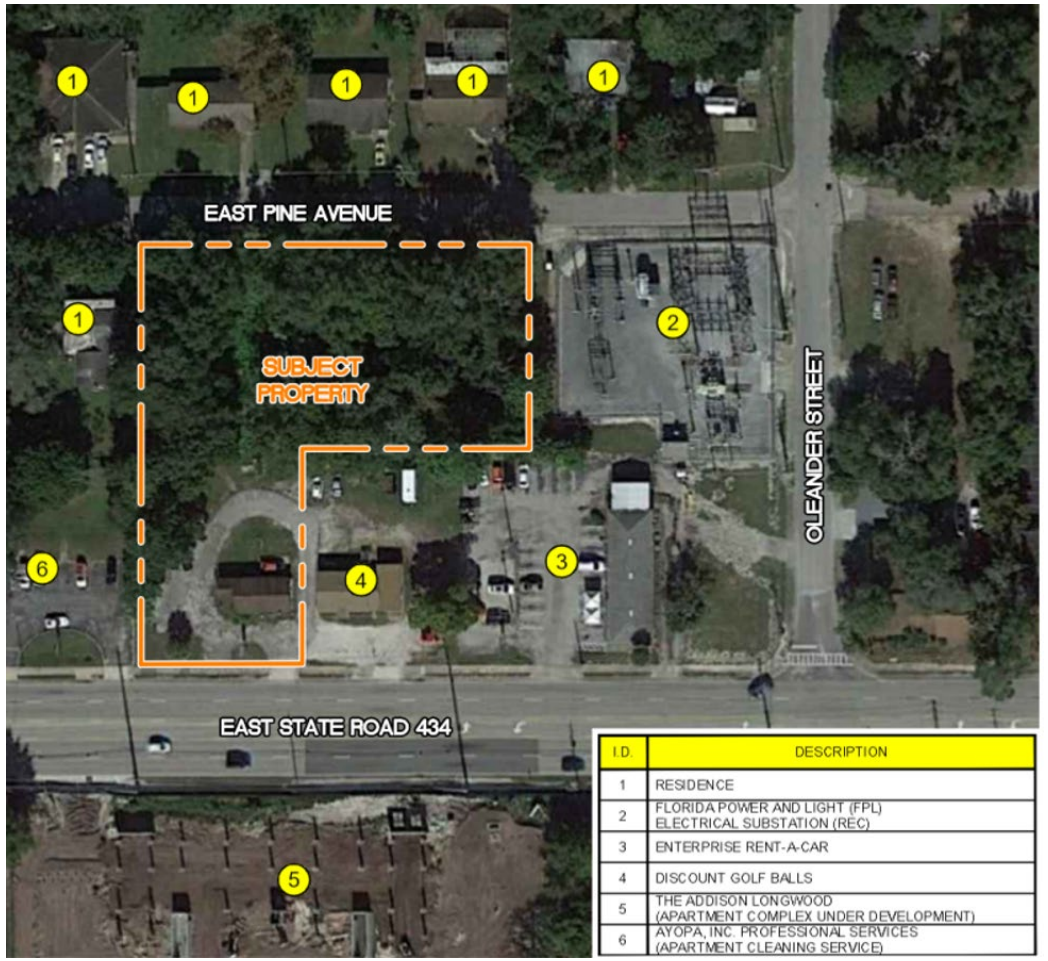
Phase II: $24,000

Phase III: $29,684

Total Cost: $61,684

DLAH Holdings

- 1.1-acre property in Longwood
- Former residence structure in now used as an office. Heavy shrubbery in the back portion.
- The property is next to an electrical substation.



I.D.	DESCRIPTION
1	RESIDENCE
2	FLORIDA POWER AND LIGHT (FPL) ELECTRICAL SUBSTATION (REC)
3	ENTERPRISE RENT-A-CAR
4	DISCOUNT GOLF BALLS
5	THE ADDISON LONGWOOD (APARTMENT COMPLEX UNDER DEVELOPMENT)
6	AYOPA, INC. PROFESSIONAL SERVICES (APARTMENT CLEANING SERVICE)

DLAH Holdings

1

Phase I

(July 29, 2022)

2

Phase II

(October 10, 2022)

3

Phase III Asbestos

(January 13, 2023)

DLAH Holdings

- Phase II testing - soil with hydrocarbon (Benzo(a)pyrene) levels above Florida's Residential Direct Exposure SCTL.
- Follow-up soil samples were taken at the same points.
- Confirmatory testing showed hydrocarbon levels were below Florida standards in these spots.

DLAH Holdings

- ***Future Usage***: Possible Mixed-use development to include commercial and office

Phase I: $5,897

Phase II: $23,761

Phase III: $7,253

Total Cost: $36,821

K-mart Plaza

- 22-acre property
- Commercial plaza home to closed K-mart/Big Lots
- Phase I analysis helped the City to acquire the property for redevelopment purposes

K-mart Plaza

1

Phase I

(August 29, 2024)

2

Phase II

(December 12, 2025)

3

Phase III Asbestos

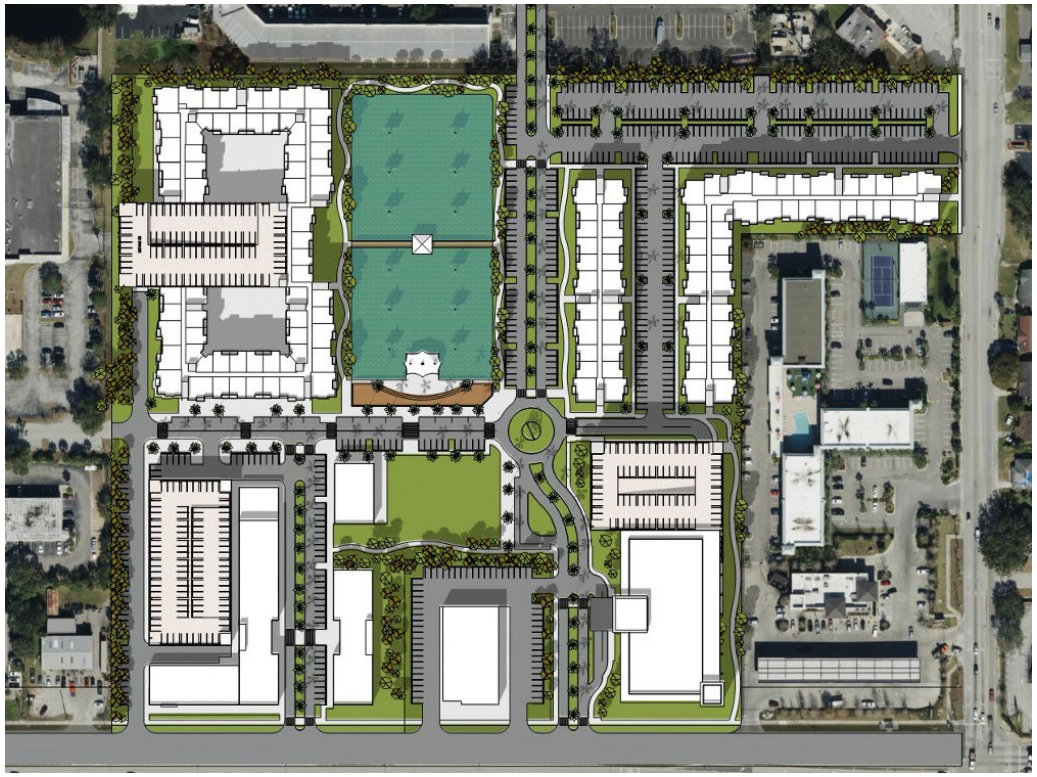
(June 3, 2026)

K-mart Plaza

- Phase II conducted because of underground storage tanks and former auto-shop. Suspected asbestos presence

- Phase III provided additional soil collection and temporary monitoring wells.

- Site cleared for redevelopment



K-mart Plaza

- ***Future Usage***: Edon Park, new$272 million mixed-use development that will include 630 apartment units, 51-80k square feet of retail and other commercial space and a large indoor sports facility.

Phase I: $2,875

Phase II: $68,519

Phase III: $42,000

Total Cost: $110,519

THANK YOU

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